

1 (Published at www.belaireks.gov on June, _____, 2026.)

2
3 ORDINANCE NO. _____

4
5 AN ORDINANCE AMENDING CHAPTER 17, ARTICLES 3, 4, 5, 6, 7, AND 11, OF
6 THE CODE OF THE CITY OF BEL AIRE, KANSAS, ADOPTING BY REFERENCE
7 THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, THE
8 INTERNATIONAL BUILDING CODE, 2024 EDITION; THE NATIONAL
9 ELECTRICAL CODE, 2023 EDITION; THE UNIFORM PLUMBING CODE, 2021
10 EDITION; INTERNATIONAL MECHANICAL CODE, 2024 EDITION;
11 INTERNATIONAL FUEL GAS CODE, 2021 EDITION; AND WICHITA-SEDGWICK
12 COUNTY UNIFIED BUILDING AND TRADE CODE; AND REPEALING PRIOR
13 ADOPTED BUILDING AND TRADE CODE EDITIONS AND ALL ORDINANCES
14 OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

15
16 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS:

17
18 SECTION 1. Chapter 17, Article 3 of the Code of the City of Bel Aire, Kansas entitled “Residential
19 Construction Code” is hereby amended by replacing the existing sections of that Article with the
20 new sections as follows:

21
22 Article 3. Residential Building Code

23
24 17.3.1. Adoption of the International Residential Code, 2018 Edition, as the One and Two
25 Family Dwelling Code, with certain additions and deletions.

26 The International Residential Code for One and Two Family Dwellings, 2018 Edition is hereby
27 adopted and incorporated by reference by the City of Bel Aire, Kansas for the purpose of
28 establishing standard for the safety, health and public welfare, subject to such amendments as set
29 forth in the Wichita/Sedgwick County Unified Building and Trade Code, with such amendments
30 also adopted and incorporated by reference. Any reference to the International Residential Code
31 and all amendments shall be understood to reference the Residential Building Code of the City of
32 Bel Aire, Kansas, as described herein.

33
34 17.3.2. Availability of copies.

35 One copy of said standard Code, along with the amendments set forth in the Wichita/Sedgwick
36 County Unified Building and Trade Code which is adopted through Article 11 of this Chapter, have
37 been and are now filed in the office of the City Clerk, with an additional copy available in the
38 office of the City Attorney, and the adoption by reference of said Code as amended is authorized
39 by and in compliance with K.S.A. 12-3009, et seq.

41 17.3.3. Effective date.

42 The above adopted Code shall be phased in from the date of its adoption until January 1, 2027, to
43 allow for conclusion of projects being completed in conformance with the previously adopted
44 standardized Code. New projects may be licensed and permitted using either the above-described
45 Code or the formally applicable Code, whichever is most appropriate to the project and the stage
46 of the development of the project in the discretion of the Community Development Director or
47 designee. On and after January 1, 2026, no project shall be approved except in conformance with
48 the above-described Code.

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50 Nothing set forth herein shall make the International Residential Code for One and Two Family
51 Dwellings applicable to the Commercial Construction Code of this City.

52

53 SECTION 2. Chapter 17, Article 4 of the Code of the City of Bel Aire, Kansas entitled
54 “Commercial Construction Code” is hereby amended by replacing the existing sections of that
55 Article with the new sections as follows:

56

57 Article 4. Commercial Building Code

58

59 17.4.1. Adoption of the International Building Code, 2024 Edition, as the Commercial Building
60 Code of the City of Bel Aire, with certain additions and deletions.

61 The International Building Code, 2024 Edition as published by the International Code Council is
62 hereby adopted and incorporated by reference by the City of Bel Aire, Kansas for the purpose of
63 establishing standards for the safety, health, and public welfare, subject to such amendments
64 thereto as set forth in the Wichita/Sedgwick County Unified Building and Trade Code, with such
65 amendments also adopted and incorporated by reference. Any reference to the International
66 Building Code and all amendments shall be understood to reference the Commercial Building
67 Code of the City of Bel Aire, Kansas as described herein.

68

69 17.4.2. Availability of copies.

70 One copy of said standard Code, along with the amendments set forth in the Wichita/Sedgwick
71 County Unified Building and Trade Code which is adopted through Article 11 of this Chapter, have
72 been and are now filed in the office of the City Clerk, with an additional copy available in the
73 office of the City Attorney, and the adoption by reference of said Code as amended is authorized
74 by and in compliance with K.S.A. 12-3009, et seq.

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76 17.4.3. Effective date.

77 The above adopted Code shall be phased in from the date of its adoption until January 1, 2027, to
78 allow for conclusion of projects being completed in conformance with the previously adopted
79 standardized Code. New projects may be licensed and permitted using either the above-described
80 Code or the formally applicable Code, whichever is most appropriate to the project and the stage

81 of the development of the project in the discretion of the Community Development Director or
82 designee. On and after January 1, 2027, no project shall be approved except in conformance with
83 the above-described Code.

84
85 SECTION 3. Chapter 17, Article 5 of the Code of the City of Bel Aire, Kansas entitled “Electrical
86 Code” is hereby amended by replacing the existing sections of that Article with the new sections
87 as follows:

88
89 Article 5. Electrical Code

90
91 17.5.1. Adoption of the National Electrical Code, 2023 Edition, as the Electrical Code, with
92 certain additions and deletions

93 The National Electrical Code, 2023 Edition, including Informative Annex C (Conduit and Tubing
94 Fill Tables), as published by the National Fire Protection Association as N.F.P.A. No. 70-2023,
95 adopted by the National Fire Protection Association at its 2022 June Technical Session and
96 approved as an American National Standard on September 1, 2022, is hereby adopted and
97 incorporated by reference by the City of Bel Aire, Kansas for the purpose of establishing standards
98 for the safety, health and public welfare, subject to such amendments thereto as are set forth in the
99 Wichita/Sedgwick County Unified Building and Trade Code, with such amendments also adopted
100 and incorporated by reference. Any reference to the National Electrical Code and all amendments
101 shall be understood to reference the Electrical Code of the City of Bel Aire, Kansas as described
102 herein. Any administrative enforcement matters associated with residential properties not
103 otherwise addressed as set forth above shall be pursued in accordance with the administrative
104 provisions set forth within Residential Building Code of the City of Bel Aire, Kansas described in
105 Article 3 of this Chapter.

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107 17.5.2. Availability of copies.

108 One copy of said standard Code, along with the amendments set forth in Wichita/Sedgwick County
109 Unified Building and Trade Code which is adopted through Article 11 of this Chapter, have been
110 and are now filed in the office of the City Clerk, with an additional copy available in the office of
111 the City Attorney, and the adoption by reference of said Code is authorized by and in compliance
112 with K.S.A. 12-3009, et seq.

113
114 17.5.3. Effective date.

115 The above adopted Code shall be phased in from the date of its adoption until January 1, 2027 to
116 allow for conclusion of projects being completed in conformance with the previously adopted
117 standardized Code. New projects may be licensed and permitted using either the above-described
118 Code or the formally applicable Code, whichever is most appropriate to the project and the stage
119 of the development of the project in the discretion of the Community Development Director or

120 designee. On and after January 1, 2027 no project shall be approved except in conformance with
121 the above-described Code.

122
123 SECTION 4. Chapter 17, Article 6 of the Code of the City of Bel Aire, Kansas entitled “Plumbing,
124 Drain Layers, and Gas Fitting Code” is hereby amended by replacing the existing sections of that
125 Article with the new sections as follows:

126
127 Article 6. Plumbing, Drain Layers, and Gas Fitting Code

128
129 17.6.1. Adoption of the Uniform Plumbing Code, 2021 Edition, as the Plumbing, Drain Layers
130 and Gas Fitting Code, with certain additions and deletions.

131 The Uniform Plumbing Code, as published by the International Association of Plumbing and
132 Mechanical Officials (IAPMO), 2021 Edition, including the Appendixes and Installation Standards
133 thereto, is hereby adopted and incorporated by reference by the City of Bel Aire, Kansas for the
134 purpose of establishing standards for the safety, health and public welfare, subject to such
135 amendments thereto as set forth in the Wichita/Sedgwick County Unified Building and Trade
136 Code, with such amendments also adopted and incorporated by reference. Any reference to the
137 Uniform Plumbing Code shall be understood to reference the Plumbing, Drain Layers and Gas
138 Fitting Code of the City of Bel Aire, Kansas as described herein.

139
140 17.6.2. Availability of copies.
141 One copy of said standard Code, along with the amendments set forth in the Wichita/Sedgwick
142 County Unified Building and Trade Code which is adopted through Article 11 of this Chapter, have
143 been and are now filed in the office of the City Clerk, with an additional copy available in the
144 office of the City Attorney, and the adoption by reference of said Code as amended is authorized
145 by and in compliance with K.S.A. 12-3009, et seq.

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147 17.6.3. Effective date.
148 The above adopted Code shall be phased in from the date of its adoption until January 1, 2027 to
149 allow for conclusion of projects being completed in conformance with the previously adopted
150 standardized Code. New projects may be licensed and permitted using either the above-described
151 Code or the formally applicable Code, whichever is most appropriate to the project and the stage
152 of the development of the project in the discretion of the Community Development Director or
153 designee. On and after January 1, 2027, no project shall be approved except in conformance with
154 the above described Code.

155
156 SECTION 5. Chapter 17, Article 7 of the Code of the City of Bel Aire, Kansas entitled “Mechanical
157 Code and Fuel and Gas Code” is hereby amended by replacing the existing sections of that Article
158 with the new sections as follows:

159

160 Article 7. Mechanical Code and Fuel and Gas Code

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162 17.7.1. Adoption of the International Mechanical Code, 2024 Edition as the Mechanical Code
163 of the City of Bel Aire, Kansas.

164 The International Mechanical Code, as published by the International Code Council, Inc., 2024
165 Edition is hereby adopted and incorporated by reference by the City of Bel Aire, Kansas for the
166 purpose of establishing standards for the safety, health, and public welfare, subject to such
167 amendments thereto as are set forth in the Wichita/Sedgwick County Unified Building and Trade
168 Code, with such amendments also adopted and incorporated by reference. Any reference to the
169 International Mechanical Code and all amendments shall be understood to reference the
170 Mechanical Code of the City of Bel Aire, Kansas as described herein.

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172 17.7.2. Adoption of the International Fuel Gas Code, 2021 Edition as the Fuel Gas Code of the
173 City of Bel Aire, Kansas.

174 The International Fuel Gas Code, as published by the International Code Council, Inc. 2012
175 Edition, is hereby adopted and incorporated by reference by the City of Bel Aire, Kansas for the
176 purpose of establishing standards for the safety, health, and public welfare, subject to such
177 amendments thereto as are set forth within the Wichita/Sedgwick County Unified Building and
178 Trade Code, with such amendments also adopted and incorporated by reference. Any reference to
179 the International Fuel Gas Code and all amendments shall be understood to reference the Fuel Gas
180 Code of the City of Bel Aire, Kansas. Detached one- and two- family dwellings not more than
181 three stories high with separate means of egress and their accessory structures shall comply with
182 the Residential Building Code described at Article 3 of this Chapter.

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184 17.7.3. Availability of copies.

185 One copy of the 2024 International Mechanical Code, and one copy of the 2021 International Fuel
186 Gas Code, along with the amendments set forth in the Unified Building and Trade Code, which is
187 adopted through Article 11 of this Chapter, have been and are now filed in the office of the City
188 Clerk, with an additional copy available in the office of the City Attorney, and the adoption by
189 reference of said Codes is authorized by and in compliance with by K.S.A. 12-3009, et seq.

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191 17.7.4. Effective date.

192 The above adopted Codes shall be phased in from the date of their adoption until January 1, 2027
193 to allow for conclusion of projects being completed in conformance with the previously adopted
194 standardized Codes. New projects may be licensed and permitted using either the above-described
195 Codes or the formally applicable Codes, whichever are most appropriate to the project and the
196 stage of the development of the project in the discretion of the Community Development Director
197 or Designee. On and after January 1, 2027, no project shall be approved except in conformance
198 with the above-described Codes.

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200 SECTION 6. Chapter 17, Article 11 of the Code of the City of Bel Aire, Kansas entitled “Wichita-
201 Sedgwick County Unified Building and Trade Code” is hereby amended by replacing the existing
202 sections of that Article with the new sections as follows:

203
204 Article 11. Wichita-Sedgwick County Unified Building and Trade Code

205
206 17.11.1. Adoption of the Wichita-Sedgwick County Unified Building and Trade Code including
207 its modifications to national and international building codes.

208
209 The Wichita-Sedgwick County Unified Building and Trade Code adopted by resolution of the
210 Board of County Commissioners of Sedgwick County, Kansas effective on January 1, 2019, is
211 hereby adopted and incorporated by reference by the City of Bel Aire, Kansas for the purpose of
212 establishing standards for the safety, health and public welfare of its citizens. All modifications
213 made therein to the Plumbing, Drain Layers and Gas Fitting Code, the International Residential
214 Code, the International Building Code, the National Electrical Code, the International Fuel Gas
215 Code, the International Mechanical Code and the International Property Maintenance Code are
216 also hereby adopted and incorporated by reference by the City of Bel Aire. All fee schedules
217 included within the Wichita-Sedgwick County Unified Building and Trade Code, unless otherwise
218 set forth within the City’s adopted fee schedule, are also hereby adopted and incorporated by
219 reference. For purposes of application within the City of Bel Aire, all references within the
220 Wichita-Sedgwick County Unified Building and Trade Code to the Metropolitan Area Building
221 and Construction Department, or the MABCD, as a contact agency/agent, or enforcement
222 agency/agent shall be understood to be referring to the Code Enforcement Officer designated by
223 the City of Bel Aire, which may include MABCD staff members, City of Bel Aire staff members,
224 and other contract agents approved by the City Council.

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226 17.11.2. Availability of copies.
227 One copy of the current Wichita-Sedgwick County Unified Building and Trade Code, marked as
228 "Official Copy as Adopted by Ordinance No. _____" Code, has been and is now filed in the office
229 of the City Clerk to be open to inspection and available to the public during City Hall's business
230 hours, with an additional copy available in the office of the City Attorney. The adoption by
231 reference of said Codes as amended is authorized by and in compliance with K.S.A. 12-3009, et
232 seq.

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234 17.11.3. Effective date.
235 The above adopted Code shall be phased in from the date of its adoption until January 1, 2027 to
236 allow for conclusion of projects being completed in conformance with the previously adopted
237 Unified Building and Trade Code. New projects may be licensed and permitted using either the
238 above-described Code or the formally applicable Code, whichever is most appropriate to the
239 project and the stage of the development of the project in the discretion of the Community

240 Development Director or designee. On and after January 1, 2027, no project shall be approved
241 except in conformance with the above-described Code.

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243 SECTION 7. Repeal.

244 Articles 3, 4, 5, 6, 7, and 11 of Chapter 17 are hereby repealed, as are all other ordinances or parts
245 of ordinances which are in conflict herewith.

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247 SECTION 8. Severability.

248 If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be
249 invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the
250 validity of the remaining portions of this ordinance.

251

252 SECTION 9. Effective Date.

253 This ordinance shall take effect and be in force from and after its adoption by the Governing Body
254 of the City, approval by the Mayor, and publication once in the official city newspaper, which for
255 purposes of this ordinance shall be the City's website, www.belaireks.gov, designated for
256 publication of certain legal notices.

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274 ADOPTED by the Governing Body of the City of Bel Aire, Kansas on this 2nd day of June, 2026.

275 SIGNED by the Mayor on this _____ day of June, 2026.

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CITY OF BEL AIRE, KANSAS

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Jim Benage, Mayor

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ATTEST:

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Melissa Krehbiel, City Clerk

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APPROVED AS TO FORM:

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Maria A. Schrock, City Attorney

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